

1 BILL NO. R-83-06-10

2 DECLARATORY RESOLUTION NO. D-5483

3 A DECLARATORY RESOLUTION designating
4 an "Urban Development Area" under
I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 June 3, 1983, to have the following described property designated
7 and declared an "Urban Development Area" under Division 6, Art-
8 icle II, Chapter 2 of the Municipal Code of the City of Fort
9 Wayne, Indiana of 1974, as amended, and I.C. 6-1.1-12.1, to-wit:

10 Lot Number 4 in Hanna's First Addition
11 to the Town of Fort Wayne, Indiana,
12 according to the Plat thereof, recorded
in Deed Record "B", page 447, in the
Office of the Recorder of Allen County,
Indiana.

13 Also, lots 5 and 6 and the 10 foot
14 alley adjoining lots 5 and 6, in Hanna's
15 First Addition to the Town of Fort Wayne,
16 Indiana, according to the Plat thereof
recorded in Deed Record "B", page 447,
17 in the Office of the Recorder of Allen
County, Indiana;

18 said property more commonly known as 333 East Wayne Street,
19 bounded on the south by East Wayne Street, and on the west by Barr
20 Street; and

21 WHEREAS, it appears that said petition should be pro-
22 cessed to final determination in accordance with the provisions
23 of said Division 6.

24 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
25 OF THE CITY OF FORT WAYNE, INDIANA:

26 SECTION 1. That, subject to the requirements of Sec-
27 tion 2 below, the property hereinabove described is hereby de-
28 signated and declared an "Urban Development Area" under I.C.
29 6-1.1-12.1.

30 (a) An affirmative ("Do Pass") recommendation by the
31 Fort Wayne Redevelopment Commission, after due
32 hearing, analysis and study in accordance with

1 Page Two

2
3 the provision of Division 6, Article II, Chapter 2
4 of the Municipal Code of the City of Fort Wayne,
5 Indiana of 1974, as amended; and

6 (b) Final confirmation hereof by due passage upon the
7 final vote hereon.

8 SECTION 2. That this Resolution shall be in full force
9 and effect from and after its passage and any and all necessary
10 approval by the Mayor.

11
12 

Councilmember

13 APPROVED AS TO FORM
14 AND LEGALITY

15 
16 _____
17 Bruce O. Boxberger, City Attorney

NO.

32

June 3

1913

RECEIVED FROM

Back Dodge Street Partnership

Twenty and 00/100

DOLLARS

Account Total \$

20.00

Amount Paid \$

20.00

Balance Due \$

0.00

H. B. Hoff

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Read the first time in full and on motion by Stier,
seconded by Talarico, and duly adopted, read the second time
by title and referred to the Committee Regulation (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on 6-14-83, 1983, at 11:30 o'clock A.M., E.S.T.

DATE: 6-14-83

Sandra E. Kennedy
CITY CLERK

Read the third time in full and on motion by Stier,
seconded by DeQuinta, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GIAQUINTA</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHOMBURG</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCRUGGS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 8-23-83

Sandra E. Kennedy
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)
(APPROPRIATION) ORDINANCE (RESOLUTION) NO. Q-54-83
on the 23rd day of August, 1983.

ATTEST:

(SEAL)

Sandra E. Kennedy
CITY CLERK

Ray A. Ebert
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 24th day of August, 1983, at the hour of
11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
CITY CLERK

Approved and signed by me this _____ day of _____
19_____, at the hour of _____ o'clock _____ .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR. - MAYOR

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property 333 East Wayne Street
Fort Wayne, Indiana
(address application pending)
Street Boundaries (if applicable)
The property is bounded on the ~~west~~ ^{south} by
East Wayne Street, and on the west by
Barr Street
2. Legal Description of Property
Legal Description attached
as Page 4.
3. Township Wayne
4. Taxing District Fort Wayne
5. Current Zoning District M-1
6. Variance Grant (if any) N/A
15. Current Use of Property
(a) How is property presently used?
The property is presently used as a parking lot.
(b) What structure(s) (if any) are on the property? The only
structure located in the property is a small parking attendant's shed.
(c) What is the condition of this structure/these structures?
The small size and limited use of the structure makes the condition of
the structure insignificant to the property.
16. Current Assessment on Land and Improvements
(a) What is the amount of latest assessment? \$28,000.00
(b) What is the amount of total property taxes paid the immediate
past year? (indicate amount of land assessment and assessment
on improvements) \$2,116.12 (Land - \$26,200; Improvements - \$2,100)
7. Owner(s) 503 East Wayne Street
Partnership
8. Address of Owner(s) 630 Medical Center Building
Fort Wayne, Indiana 46802
9. Telephone Number (219) 424-5656
10. Agent of Owner (if any) Lawrence E. Shine
11. Address 2400 Fort Wayne Bank
Bldg., P.O. Box 12709,
Fort Wayne, Indiana 46864
12. Telephone Number (219) 424-8000
13. Relationship of Agent to
Owner Counsel
14. Instrument Number of
Commitments or Covenants
Enforceable by City (if
any) N/A

17. Description of Project The Project consists of a conventional brick and glass one-story medical office building, together with a finished basement serving as an integrated portion of the facilities. The Project will consist of two medical offices for the practice of ophthalmology and an optical shop which will fit and sell optical lenses and eyeglass frames.
18. Development Time Frame
- (a) When will physical aspects of development or rehabilitation begin? The approximate starting date for construction of the Project is June 21, 1983.
- (b) When is completion expected? Completion of the Project is estimated to be February, 1984.
19. Cost of project (not including land cost) the cost of the Project (excluding land cost) is approximately \$500,000.
20. Permanent Jobs Resulting from Completed Project
- (a) How many permanent employees will be employed at or in connection with the project after it is completed? Twelve (12) permanent employees will be employed at the Project location after completion.
- (b) What kind of work will employees be engaged in? The employees will include nurses and optical shop staff.
- (c) How many jobs new to Fort Wayne will be created as a result of project completion? Four (4) new jobs will be immediately created upon completion of the Project.
21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) No additional municipal services would be necessitated by the Project.
22. Undesirability for Normal Development
- What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The Project property is currently utilized as a parking lot in east downtown Fort Wayne. The growth patterns of the area have suffered significantly due largely to the closing of L. S. Ayres & Company, a major department store located immediately west of the Project property. The closing of the department store has removed a large number of people from the downtown area, because of the loss of jobs and the removal of a major facility which drew the community to the downtown area. The closing of L. S. Ayres & Company has been followed by the closing of several other downtown retail businesses which have resulted in a further reduction of people frequenting downtown Fort Wayne.
23. Furtherance of City Development Objectives (circle letter and explain)
- (a) Will the project improve utilization of vacant under-utilized land? The Project will be built upon a parking lot, thus creating a higher use for the land which will provide greater benefits to downtown Fort Wayne.
- (b) Will the project improve or replace a deteriorated or obsolete structure?

- (c) Will the project preserve a historically or architecturally significant structure? _____
- (d) Will the project contribute to the conservation and/or stability of a neighborhood? The Project will conserve and stabilize the neighborhood by adding a permanent facility which will bring additional people downtown on a regular basis.
- (e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? The Project will provide a more attractive appearance for the City by adding an attractive medical office building on an unimproved parcel of property.

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

_____ Yes X No

25. Financing on Project

What is the status of financing connected with the project? Arrangements for financing the Project are currently being formulated by the Owners.

I hereby certify that the information and representations on this Application are true and complete.

503 EAST WAYNE STREET PARTNERSHIP
Signature(s) of Owner(s)

Date 5/31/83

By

J. Rex Parent, M.D.

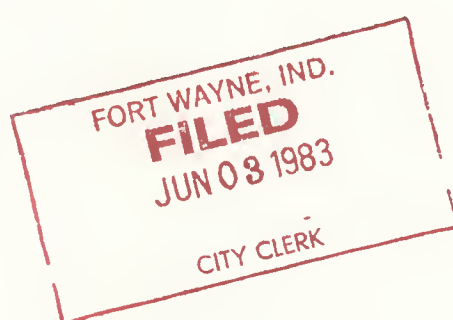
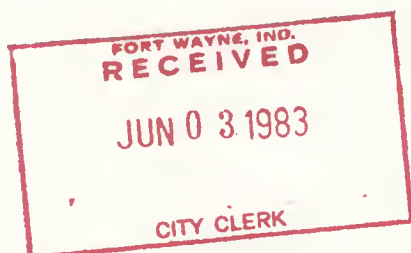
Donald A. Bollheimer, M.D.

Donald A. Bollheimer

Legal Description of Property:

Lot Number 4 in Hanna's First Addition to the Town of Fort Wayne, Indiana, according to the Plat thereof, recorded in Deed Record "B", page 447, in the Office of the Recorder of Allen County, Indiana.

Also, lots 5 and 6 and the 10 foot alley adjoining lots 5 and 6, in Hanna's First Addition to the Town of Fort Wayne, Indiana, according to the Plat thereof recorded in Deed Record "B", page 447, in the Office of the Recorder of Allen County, Indiana.



BILL NO. R-83-06-10

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN
~~XXXXXXXXXX~~ A DECLARATORY RESOLUTION designating an "Urban Development
~~ORDINANCE~~ Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE do PASS.

JAMES S. STIER, CHAIRMAN

JANET G. BRADBURY, VICE CHAIRMAN

VICTURE L. SCRUGGS

MARK E. GIAQUINTA

ROY J. SCHOMBURG

John
Janet G. Bradbury
Victoria Scruggs
Mark E. Giaquinta
Roy J. Schomburg

Concurred 1-23-1 Kennedy

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution R-83-06-10

DEPARTMENT REQUESTING ORDINANCE City Clerk's Office

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Urban Development Area" under I.C. 6-1.1-12.1.

Lot Number 4 in Hanna's First Addition to the Town of Fort Wayne, Indiana, according to the Plat thereof, recorded in Deed Record "B", page 447, in the Office of the Recorder of Allen County, Indiana.

Also, lots 5 and 8 and the 10 foot alley adjoining lots 5 and 6, in Hanna's First Addition to the Town of Fort Wayne, Indiana, according to the Plat thereof recorded in Deed Record "B", page 447, in the Office of the Recorder of Allen County, Indiana.

EFFECT OF PASSAGE The project will conserve and stabilize the neighborhood by adding a permanent facility which will bring additional people downtown on a regular basis. Twelve (12) permanent positions with 4 new jobs.

EFFECT OF NON-PASSAGE The opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$500,000.00 (excluding land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) _____

FORT WAYNE REDEVELOPMENT COMMISSION

DATE: August 10, 1983
TO: Councilman James S. Stier, Council
Committee on Regulations
FROM: Gary E. Wasson, Executive Director
SUBJECT: City Council Bill No. 83-06-10
Tax Abatement - East Wayne Street
Partnership

Background

On June 14, 1983, Declaratory Resolution No. 83-06-10 was introduced in City Council requesting designation of the property located at 333 East Wayne Street, Fort Wayne, Indiana as an "Urban Development Area" for purposes of tax abatement. The Resolution was then referred to the Redevelopment Commission for Public Hearing.

Action

The Fort Wayne Redevelopment Commission conducted the Public Hearing on August 8, 1983. No one spoke in opposition to the abatement requested.

Recommendation

Following the Public Hearing, the Redevelopment Commission at their Regular Meeting on August 8, 1983, did adopt the attached Resolution No. 83-35 recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

Lots 4, 5, 6, and the 10 foot alley adjoining
lots 5 and 6, in Hanna's First Addition to the Town
of Fort Wayne, Indiana.

as an "Urban Development Area" for purposes of I.C. 6-1.1-12.1, as enacted by the General Assembly of the State of Indiana.

Rationale

The Redevelopment Commission staff received the aforementioned application and found that:

1. The 503 East Wayne Street Partnership propose to construct a medical office building on land which is presently used as a parking lot.
2. Following the completion of the new structure, there is expected to be twelve permanent jobs created. Four of the twelve will be new jobs for Fort Wayne.
3. The project address the intent of the Municipal Code of the City of Fort Wayne, Indiana under Division 6, Article II, Chapter 2, as amended, and I.C. 6-1.1-12.1 as follows:

Councilman James S. Stier
Page 2
August 10, 1983

- a. Lack of development
- b. Cessation of growth
- c. Deterioration of improvements within geographic area
- d. Geographical area has substandard buildings
- e. Effective utilization of under-utilized land
- f. Neighborhood conservation and stabilization
- g. Improvement of the physical appearance of the City
- h. Increase in employment

• If you need any additional information, please contact the Redevelopment Commission.

GEW/jw

enclosures

cc: Sandra Kennedy ✓
City Clerk

RESOLUTION NO. 83-35

RESOLUTION OF FORT WAYNE REDEVELOPMENT
COMMISSION, GOVERNING BODY OF CITY OF FORT WAYNE,
DEPARTMENT OF REDEVELOPMENT RECOMMENDING TO THE
COMMON COUNCIL OF THE CITY OF FORT WAYNE
ADOPTION OF THE DECLARATORY RESOLUTION
DESIGNATING A PARCEL OF REAL ESTATE AS AN
URBAN DEVELOPMENT AREA

WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne, and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on August 8, 1983, at 7:30 P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel, and

WHEREAS, said public hearing was held on August 8, 1983, at the time and place mentioned in the public notice; and

WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to said Declaratory Resolution, and

WHEREAS, the Commission requested all persons desiring to file written remonstrances or objections to do so at said meeting; and

WHEREAS, the Commission has heard all persons who have expressed views or voiced any objections to said Declaratory Resolution, has considered their objections so voiced, and therefore, the Commission is prepared to take final action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration of comments and objections made at said hearing and upon further review of the entire proceedings, finds that the following described parcel of real estate lies within a geographic area located within the corporate limits of the City of Fort Wayne which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, or lies within an area where a facility or a group of facilities that are technological, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues, to wit:

Lot Number 4 in Hanna's First Addition to the town of Fort Wayne, Indiana, according to the Plat thereof, recorded in Deed Record "B", page 447, in the Office of the Recorder of Allen County, Indiana.

Also, lots 5 and 6 and the 10 foot alley adjoining lots 5 and 6, in Hanna's First Addition to the Town of Fort Wayne, Indiana, according to the Plat thereof recorded in Deed Record "B", page 447, in the Office of the Recorder of Allen County, Indiana;

said property more commonly known as 333 East Wayne Street, bounded on the south by East Wayne Street, and on the west by Barr Street; and

NOW, THEREFORE, BE IT RESOLVED that the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment does hereby find and recommends designation of the above-described parcel of real estate in the City of Fort Wayne, Indiana, as an "urban development area" for purposes of I.C. 6-1-12.1, Sections 2 and 3 as enacted by the General Assembly of the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.

BE IT FURTHER RESOLVED THAT THE DESIGNATION "urban development area" shall be effective only:

- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation submitted to the Common Council of the City of Fort Wayne,
- (2) if said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
- (3) for a period of ten (10) years after the date of this designation on real estate
- (4) for a period of five (5) years after the date on new manufacturing equipment.

BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.

ADOPTED at a public meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment in the Board of Works Hearing Room on the 9th Floor of the City-County Building in the City of Fort Wayne, Indiana, which meeting was called and held at 7:30 P.M. (EST) on August 8, 1983 and duly recorded in the records of said Fort Wayne Redevelopment Commission.

FORT WAYNE REDEVELOPMENT COMMISSION

By 
Robert L. Thompson, Jr., President

By _____
Irwin C. Bandemer, Secretary

ATTEST


Gary E. Wasson, Executive Director

ADOPTED: August 8, 1983



The City of Fort Wayne

August 29, 1983

503 East Wayne Street Partnership
630 Medical Center Building
Fort Wayne, IN 46802

Dear Sirs:

Enclosed please find resolution related to your application for tax abatement. This resolution is to be presented to the County Auditor.

If there are any further questions please call Gary Wasson, Redevelopment Department, 427-1227.

Sincerely,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1